

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

DECEMBER 5, 2002

Council Chambers

400 Stewart Avenue

Phone 229-6301

TDD 386-9108

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COMMISSIONERS

CRAIG GALATI, CHAIRMAN

RICHARD W. TRUESDELL, VICE CHAIRMAN

STEVEN EVANS

BYRON GOYNES

LAURA McSWAIN

TODD NIGRO

STEPHEN QUINN

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE

COMMISSIONERS BRIEFING: 5:15 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. Applicants and other interested parties may be asked for information or presentations by the Planning Commission. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

NOTICE: This meeting has been properly noticed and posted at the following locations:

Clark County Government Center, 500 South Grand Central Parkway
Senior Citizen Center, 450 East Bonanza Road
Clark County Courthouse, 200 East Carson Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza
City Hall Plaza, Special Outside Posting Bulletin Board

MINUTES: Approval of the minutes of the **November 7, 2002** Planning Commission Meeting

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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A. CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. **TMP-1163 - CHEYENNE RIDGE ESTATES - ROSE GRAVANTE ON BEHALF OF RL HOMES, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 34-lot SINGLE FAMILY RESIDENTIAL SUBDIVISION on 5.0 acres adjacent to the south side of Gilmore Avenue, approximately 950 feet east of Grand Canyon Drive (APN: 138-07-601-003), U (Undeveloped) Zone [ML (Medium Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD 7 (Residential Planned Development - 7 Units per Acre), Ward 4 (Brown).
 2. **TMP-1184 - CONCORDIA @ DEER SPRINGS III - CONCORDIA HOMES NEVADA INC.** - Request for a Tentative Map for a 138-lot single-family residential development on 20.31 acres adjacent to the northeast corner of Bath Road and Fort Apache Road, (APNs: 125-20-301-001,002,003,004 and 005), U (Undeveloped) Zone [ML-TC (Medium-Low Density Residential –Town Center) General Plan Designation] under Resolution of Intent to TC (Town Center), Ward 6 Mack.
 3. **TMP-1198 - MAYFIELD - KB HOME NEVADA, INCORPORATED** - Request for a Tentative Map for a 398-lot single family residential development on 83.32 acres adjacent to the southeast corner of Craig Road and Pioneer Way (APNs: 138-03-303-003 and a portion of 138-03-402-003), U (Undeveloped) Zone [ML (Medium-Low Density Residential) and L (Low Density Residential) General Plan Designations] under Resolution of Intent to R-PD5 (Residential Planned Development – 5 Units per Acre), Ward 4 (Brown).
- #### B. PUBLIC HEARING ITEMS:
4. **ABEYANCE - GPA-0033-02 - APACHE CHEYENNE, LIMITED LIABILITY COMPANY** - Request to amend a portion of the Centennial Hills Sector Plan FROM: ML (Medium-Low Density Residential) TO: SC (Service Commercial) on 5.0 acres adjacent to the northwest corner of Cheyenne Avenue and Grand Canyon Drive (APN: 138-07-401-008), Ward 4 (Brown).

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5. **ABEYANCE - Z-0079-02 - APACHE CHEYENNE, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: R-CL (Single Family Compact-Lot) TO: C-1 (Limited Commercial) on 5.0 acres adjacent to the northwest corner of Cheyenne Avenue and Grand Canyon Drive (APN: 138-07-401-008), Ward 4 (Brown).

6. **ABEYANCE - SDR-1020 - APACHE CHEYENNE, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and for a Reduction in the Amount of Perimeter Landscaping FOR A PROPOSED 15,000 SQUARE FOOT OFFICE BUILDING AND A 67,210 SQUARE FOOT MINI STORAGE DEVELOPMENT on 5.0 acres adjacent to the northwest corner of Cheyenne Avenue and Grand Canyon Drive (APN: 138-07-401-008), R-CL (Single Family Compact-Lot) [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Brown).

7. **ABEYANCE - SUP-1105 - APACHE CHEYENNE, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A MINI-WAREHOUSE FACILITY adjacent to the north side of Cheyenne Avenue, approximately 250 feet west of Grand Canyon Drive (APN: 138-07-401-008), R-CL (Single Family Compact-Lot) [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Brown).

8. **ABEYANCE - VAR-1106 - APACHE CHEYENNE, LIMITED LIABILITY COMPANY** - Request for a Variance TO ALLOW A ZERO FOOT REAR SETBACK WHERE 20 FEET IS THE MINIMUM ALLOWED AND A ZERO FOOT SIDE SETBACK WHERE 10 FEET IS THE MINIMUM SETBACK ALLOWED IN CONJUNCTION WITH A PROPOSED MINI-WAREHOUSE FACILITY adjacent to the north side of Cheyenne Avenue, approximately 250 feet west of Grand Canyon Drive (APN: 138-07-401-008), R-CL (Single Family Compact-Lot) [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Brown).

9. **ABEYANCE - SUP-1107 - APACHE CHEYENNE, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A RECREATIONAL VEHICLE AND BOAT STORAGE IN CONJUNCTION WITH A PROPOSED MINI-WAREHOUSE DEVELOPMENT adjacent to the north side of Cheyenne Avenue, approximately 250 feet west of Grand Canyon Drive (APN: 138-07-401-008), R-CL (Single Family Compact-Lot) [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Brown).

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10. **ABEYANCE - Z-0068-02 - GEOFFREY COMMONS** - Request for a Rezoning FROM: U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] TO: C-1 (Limited Commercial) on 3.58 acres located adjacent to the west side of Jones Boulevard, approximately 300 feet north of Cheyenne Avenue (APN: 138-11-804-019), PROPOSED USE: 8,000 SQUARE FOOT COMMERCIAL BUILDING (DOLLAR STORE), Ward 6 (Mack).
11. **ABEYANCE - Z-0068-02(1) - GEOFFREY COMMONS** - Request for a Site Development Plan Review FOR A 8,000 SQUARE FOOT COMMERCIAL BUILDING (DOLLAR STORE) on 3.58 acres located adjacent to the west side of Jones Boulevard, approximately 300 feet north of Cheyenne Avenue (APN: 138-11-804-019), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation], [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Mack).
12. **ABEYANCE - Z-0071-02 - FRE-AL, LIMITED LIABILITY COMPANY AND ALBERT FLANGAS ON BEHALF OF FRED LESSMAN** - Request for a Rezoning FROM: U (Undeveloped) [TC (Town Center) General Plan Designation] TO: TC (Town Center) of 2.35 acres adjacent to the north side of Deer Springs Way, approximately 330 feet west of El Capitan Way [proposed Durango Drive alignment] (APN: 125-20-201-017 and 018), PROPOSED USE: TAVERN, Ward 6 (Mack).
13. **ABEYANCE - U-0118-02 - FRE-AL, LIMITED LIABILITY COMPANY AND ALBERT FLANGAS ON BEHALF OF FRED LESSMAN** - Request for a Special Use Permit FOR A TAVERN adjacent to the north side of Deer Springs Way, approximately 330 feet west of El Capitan Way [proposed Durango Drive alignment] (APN: 125-20-201-017 and 018), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: TC (Town Center) Zone], Ward 6 (Mack).
14. **ABEYANCE - Z-0071-02(1) - FRE-AL, LIMITED LIABILITY COMPANY AND ALBERT FLANGAS ON BEHALF OF FRED LESSMAN** - Request for a Site Development Plan Review FOR A PROPOSED TAVERN on 2.35 acres adjacent to the north side of Deer Springs Way approximately 330 feet west of El Capitan Way [proposed Durango Drive Alignment] (APN: 125-20-201-017 and 018), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: TC (Town Center)], Ward 6 (Mack).

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15. **ABEYANCE - SUP-1060 - FRE-AL, LIMITED LIABILITY COMPANY AND ALBERT FLANGAS ON BEHALF OF FRED LESSMAN** - Request for a Special Use Permit FOR GAMING IN CONJUNCTION WITH A PROPOSED TAVERN adjacent to the north side of Deer Springs Way, approximately 330 feet west of El Capitan Way [PROPOSED Durango Drive alignment] (APN: 125-20-201-017 and 018), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: TC (Town Center)], Ward 6 (Mack).
16. **ABEYANCE - ZON-1025 - MICELI FAMILY TRUST, ET AL ON BEHALF OF AMERICAN PREMIERE** - Request for a Rezoning FROM: U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] TO: R-PD2 (Residential Planned Development - 2 Units per Acre) on approximately 40 acres adjacent to the northwest corner of Jones Boulevard and Meisenheimer Avenue (APNs: 125-11-604-009 and 010, 125-11-702-001 and 002), PROPOSED USE: SINGLE-FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).
17. **ABEYANCE - SDR-1026 - MICELI FAMILY TRUST, ET AL, ON BEHALF OF AMERICAN PREMIERE** - Request for a Site Development Plan Review FOR AN 80-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on approximately 40 acres adjacent to the northwest corner of Jones Boulevard and Meisenheimer Avenue (APN's: 125-11-604-009 and 010, 125-11-702-001 and 002), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation], [PROPOSED: R-PD2 (Residential Planned Development - 2 Units per Acre)], Ward 6 (Mack).
18. **ABEYANCE - ZON-1053 - ROMNEER, LIMITED PARTNERSHIP** - Request for a Rezoning FROM: U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] TO: R-PD3 (Residential Planned Development - 3 Units per Acre) on 10 acres adjacent to the southeast corner of Rome Boulevard and Tioga Way (APNs: 125-22-402-003 through 006), PROPOSED USE: SINGLE-FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).
19. **ABEYANCE - SDR-1054 - ROMNEER, LIMITED PARTNERSHIP** - Request for a Site Development Plan Review FOR A 31-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 10 acres adjacent to the southeast corner of Rome Boulevard and Tioga Way (APNs: 125-22-402-003 through 006), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development - 3 Units per Acre)], Ward 6 (Mack).

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20. **ABEYANCE - SDR-1120 - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY ON BEHALF OF CONCORDIA HOMES** - Request for a Site Development Plan Review FOR A 77-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 22.18 acres adjacent to the northwest and northeast corners of Cliff Shadows Parkway and Hickam Avenue (APN: 137-01-301-010 and a portion of 137-01-301-003), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Brown).
21. **ABEYANCE - SDR-1128 - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A 147-LOT SINGLE FAMILY ATTACHED RESIDENTIAL DEVELOPMENT on 16.74 acres adjacent to the northeast corner of Cliff Shadows Parkway and Alexander Road (a portion of APN: 137-01-301-003), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation and U (Undeveloped) [PCD (Planned Community Development) General Plan Designation under Resolution of Intent to PD (Planned Development) [PROPOSED: PD (Planned Development)], Ward 4 (Brown).
22. **ZON-1156 - TIGHI FAMILY TRUST LIMITED PARTNERSHIP AND GEORGE LEE REYNOLDS ESTATE ON BEHALF OF CHARTERED DEVELOPMENT** - Request for a Rezoning FROM: U (Undeveloped) Zone [M-TC (Medium Density Residential - Town Center) General Plan Designation] TO: T-C (Town Center) Zone on 10.2 acres adjacent to the southeast corner of Bath Boulevard and Fort Apache Road (APN: 125-20-301-010 and 011), PROPOSED USE: MULTI-FAMILY DEVELOPMENT, Ward 6 (Mack).
23. **SUP-1158 - TIGHI FAMILY TRUST LIMITED PARTNERSHIP AND GEORGE LEE REYNOLDS ESTATE ON BEHALF OF CHARTERED DEVELOPMENT** - Request for a Special Use Permit FOR A GATED SUBDIVISION WITH PRIVATE STREETS on 10.2 acres adjacent to the southeast corner of Bath Boulevard and Fort Apache Road (APN: 125-20-301-010 and 011), U (Undeveloped) Zone [M-TC (Medium Density Residential - Town Center) General Plan Designation], [PROPOSED: T-C (Town Center) Zone], Ward 6 (Mack).
24. **SDR-1157 - TIGHI FAMILY TRUST LIMITED PARTNERSHIP AND GEORGE LEE REYNOLDS ESTATE ON BEHALF OF CHARTERED DEVELOPMENT** - Request for a Site Development Plan Review FOR A 198-UNIT MULTI-FAMILY DEVELOPMENT on 10.2 acres adjacent to the southeast corner of Bath Boulevard and Fort Apache Road (APN: 125-20-301-010 and 011), U (Undeveloped) Zone [M-TC (Medium Density Residential - Town Center) General Plan Designation], [PROPOSED: T-C (Town Center) Zone], Ward 6 (Mack).

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25. VAC-1197 - TIGHI FAMILY TRUST LIMITED PARTNERSHIP AND GEORGE LEE REYNOLDS ESTATE ON BEHALF OF CHARTERED DEVELOPMENT - Petition to vacate U. S. Government Patents generally located at the northeast corner of Rome Boulevard and Fort Apache Road, Ward 6 (Mack).
26. ZON-1189 - PETER V. ROJAS - Request for a Rezoning FROM: C-2 (General Commercial) Zone and R-4 (High Density Residential) Zone TO: C-1 (Limited Commercial) Zone on 1.14 acres located on the north side of Searles Avenue, approximately 200 feet east of Eastern Avenue (APN: 139-25-101-018), PROPOSED USE: CATERING SERVICE, Ward 5 (Weekly).
27. VAR-1192 - PETER V. ROJAS - Request for a Variance TO ALLOW A TEN-FOOT REAR YARD SETBACK WHERE TWENTY FEET IS THE MINIMUM SETBACK REQUIRED for a proposed building on property located on the north side of Searles Avenue, approximately 200 feet east of Eastern Avenue (APN: 139-25-101-018), C-2 (General Commercial) and R-4 (High Density Residential) Zones, [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).
28. SDR-1190 - PETER V. ROJAS - Request for a Site Development Plan Review FOR A PROPOSED CATERING SERVICE on 1.14 acres adjacent to the north side of Searles Avenue, approximately 200 feet east of Eastern Avenue (APN: 139-25-101-018), C-2 (General Commercial) and R-4 (High Density Residential) Zones, [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).
29. ZON-1193 - BUFFALO PFD LIMITED PARTNERSHIP, ET AL ON BEHALF OF KB HOME NEVADA INC. - Request for a Rezoning FROM: U (Undeveloped) Zone [L (Low-Density Residential) General Plan Designation] and U (Undeveloped) Zone [L (Low-Density Residential) General Plan Designation] under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units per Acre) TO: R-PD5 (Residential Planned Development - 5 Units per Acre) on 7.90 acres adjacent to the northwest corner of Buffalo Drive and Gilmore Avenue (APNs: 138-09-501-017 & 031), PROPOSED USE: 43-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 4 (Brown).

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30. **VAR-1195 - - BUFFALO PFD LIMITED PARTNERSHIP, ET AL ON BEHALF OF KB HOME NEVADA INC.** - Request for a Variance TO ALLOW NO OPEN SPACE WHERE 0.70 ACRES IS REQUIRED FOR A PROPOSED 43-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT adjacent to the northwest corner of Buffalo Drive and Gilmore Avenue, (APNs: 138-09-501-031 and 138-09-501-017) U (Undeveloped) Zone [L (Low-Density Residential) General Plan Designation] and (Undeveloped) Zone [L (Low-Density Residential) General Plan Designation] under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units per Acre) [PROPOSED: R-PD5 (Residential Planned Development - 5 Units per Acre) Zone], Ward 4 (Brown).
31. **SDR-1196 - - BUFFALO PFD LIMITED PARTNERSHIP, ET AL ON BEHALF OF KB HOME NEVADA INC.** - Request for a Site Development Plan Review FOR A 43-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 7.9 acres adjacent to the northwest corner of Buffalo Drive and Gilmore Avenue (APNs: 138-09-501-031 and 138-09-501-017), U (Undeveloped) Zone [L (Low-Density Residential) General Plan Designation] and U (Undeveloped) Zone [L (Low-Density Residential) General Plan Designation] under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units per Acre) [PROPOSED: R-PD5 (Residential Planned Development - 5 Units per Acre)], Ward 4 (Brown).
32. **VAR-1200 - SUNBELT ENTERPRISES** - Request for a Variance TO ALLOW A 54 FOOT SIDE YARD SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 84 FEET FOR THE THREE-STORY PARKING GARAGE FOR A PROPOSED FIVE-STORY OFFICE/RETAIL BUILDING on 8.14 acres adjacent to the southwest corner of Rancho Drive and Ann Road (APN: 125-34-116-001), C-2 (General Commercial) Zone and R-E (Residence Estates) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 6 (Mack).
33. **SDR-1199 - SUNBELT ENTERPRISES** - Request for a Site Development Plan Review FOR A FIVE-STORY OFFICE/RETAIL BUILDING on 8.14 acres adjacent to the southwest corner of Rancho Drive and Ann Road (APN: 125-34-116-001), C-2 (General Commercial) Zone and R-E (Residence Estates) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 6 (Mack).
34. **VAR-1182 - PARDEE CONSTRUCTION COMPANY ON BEHALF OF PARDEE HOMES** - Request for a Variance TO ALLOW NO OPEN SPACE WHERE 1.37 ACRES IS REQUIRED FOR A PROPOSED 84-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT east of Tee Pee Lane, between Farm Road and Severance Lane (APNs: 125-18-702-001, 002 and 003 and 125-18-701-012, 013 and 014), L-TC (Low Density Residential-Town Center) General Plan Designation under Resolution of Intent to TC (Town Center), Ward 6 (Mack).

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35. **SUP-1183 - PARDEE CONSTRUCTION COMPANY ON BEHALF OF PARDEE HOMES** - Request for a Special Use Permit for PRIVATE STREETS WITHIN A PROPOSED 84-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 20.3 acres east of Tee Pee Lane, between Farm Road and Severance Lane (APNs: 125-18-702-001, 002 and 003, and 125-18-701-012, 013 and 014), U (Undeveloped) Zone [L-TC (Low-Density Residential-Town Center) General Plan Designation] under Resolution of Intent to T-C (Town Center) Zone, Ward 6 (Mack).
36. **VAR-1191 - JEFF LYTLE** - Request for a Variance TO ALLOW A 25-FOOT FRONT YARD SETBACK WHERE 50-FEET IS REQUIRED FOR A PROPOSED SINGLE FAMILY HOME adjacent to the southeast corner of Helen Avenue and Dimick Avenue,(APN:138-01-403-001) R-E (Residential Estates) Zone, Ward 6 (Mack).
37. **VAR-1204 - KENT SCOW** - Request for a Variance TO ALLOW A DETACHED ACCESSORY STRUCTURE ONE FOOT SIX INCHES FROM THE REAR PROPERTY LINE WHERE THREE FEET IS REQUIRED AND SEVEN FEET FROM THE CORNER SIDE PROPERTY LINE WHERE FIFTEEN FEET IS REQUIRED on 0.16 acres located at 1201 Ralph Circle (APN: 139-26-610-003), R-1 (Single Family Residential) Zone, Ward 5 (Weekly).
38. **SUP-1170 - CHARLES RUTHE AND WILLIAM BOYD ON BEHALF OF MONA COMPANY DEVELOPMENT, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A 360-UNIT RESIDENTIAL MOTEL adjacent to the southeast corner of Rancho Drive and Coran Lane (APN: 139-19-705-001), C-2 (General Commercial) Zone, Ward 5 (Weekly).
39. **SDR-1169 - CHARLES RUTHE AND WILLIAM BOYD ON BEHALF OF MONA COMPANY DEVELOPMENT, INC.** - Request for a Site Development Plan Review FOR A 360-UNIT RESIDENTIAL MOTEL adjacent to the southeast corner of Rancho Drive and Coran Lane (APN: 139-19-705-001),C-2 (General Commercial) Zone, Ward 5 (Weekly).
40. **SUP-1144 - ARAM AND ARPY KOUTNOUYAN ARMENIAN REVOCABLE LIVING TRUST ON BEHALF OF NEGESSE GASHAW** - Request for a Special Use Permit FOR A GENERAL BUSINESS-RELATED GAMING ESTABLISHMENT (Restricted Gaming; Limited to 4-slot Machines) Located at 4425 E. Stewart Avenue Suites 11,12,13 & 14 (APN:140-32-201-001),C-1 (Limited Commercial) Zone, Ward 3 (Reese).

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41. **SUP-1146 - ARTS FACTORY LIMITED LIABILITY COMPANY ON BEHALF OF TINOCO'S BISTRO** - Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR located at 103 East Charleston Boulevard (APN: 139-33-811-017), C-2 (General Commercial) Zone, Ward 1 (M. McDonald).
42. **SUP-1164 - BOCA PARK PARCELS, LIMITED LIABILITY COMPANY ON BEHALF OF HIGCO** - Request for a Special Use Permit FOR A TAVERN AND A WAIVER OF THE 1500 FOOT SEPARATION RADIUS REQUIREMENT BETWEEN TAVERNS, located at 8820 W. Charleston Blvd. (APN: 138-32-412-027), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 2 (L. B. McDonald).
43. **SUP-1174 - CATHOLIC CHARITIES OF SOUTHERN NEVADA** - Request for a Special Use Permit FOR A SECOND HAND DEALER (THRIFT SHOP) on property located at 1560 North Main Street (APN:139-27-503-006), C-2 (General Commercial) Zone, Ward 5 (Weekly).
44. **SUP-1186 - BOB STUPAK ON BEHALF OF SANDY BLUMEN AND NICOLE JENSEN** - Request for a Special Use Permit FOR A SECONDHAND DEALER (USED CLOTHING AND ACCESSORIES) located at 2029 Paradise Road (APN:162-03-413-011), C-1 (Limited Commercial) Zone Ward 3 (Reese).
45. **ROC-1142 - CORNADO BAY/SAHARA LIMITED LIABILITY COMPANY** - Request for a Review of Condition of an Approved Site Development Plan Review [Z-0038-02(1)] for condition #4, WHICH REQUIRED A THREE FOOT BERM at 7872 West Sahara Avenue (APN: 163-04-806-001), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] under Resolution of Intent to O (Office) Zone, Ward 1 (M. McDonald).
46. **MSP-1194 - HEYER LIVING TRUST 1996 ON BEHALF OF TERRIBLE HERBST** - Request for a Master Sign Plan FOR A PROPOSED CONVENIENCE STORE, GAS CANOPY AND CAR WASH on 4.65 acres located at 2401 West Bonanza Road (APN: 139-29-801-004), C-2 (General Commercial) Zone, Ward 5 (Weekly).
47. **VAC-1147 PN II, INCORPORATED ON BEHALF OF PULTE HOMES** - Petition to vacate Public Utility, Sewer, Ingress and Egress Easements generally located west of Broad Peak Drive and north of Mountain Spa Drive, Ward 6 (Mack).

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48. **VAC-1185 - MONTECITO TOWN CENTER LIMITED LIABILITY COMPANY** - Petition to vacate a portion of Bath Avenue located between Riley Avenue and Durango Drive, a portion of Rome Boulevard located between Riley Avenue and Durango Drive, and a portion of Bonita Vista Street located between Bath Avenue and Rome Boulevard, Ward 6 (Mack).
49. **VAC-1187 - MONTECITO TOWN CENTER LIMITED LIABILITY COMPANY** - Petition to vacate a portion of Durango Drive located between Deer Springs Way and Centennial Parkway, Ward 6 (Mack).
50. **VAC-1188 - JACK BINION AND PHYLLIS COPE** - Petition to vacate a portion of Dorrell Lane located between Riley Street and Durango Drive, a portion of Haley Avenue located between Riley Street and Durango Drive, and a portion of Bonita Vista Avenue located between Dorrell Lane and Haley Avenue, Ward 6 (Mack).
- C. **NON PUBLIC HEARING ITEMS:**
51. **SDR-1135 - BUREAU OF LAND MANAGEMENT ON BEHALF OF CLARK COUNTY SCHOOL DISTRICT** - Request for a Site Development Plan Review FOR A PROPOSED ELEMENTARY SCHOOL on 15.26 gross acres adjacent to the southwest corner of Fort Apache Road and the Iron Mountain Road alignment (portion of APN: 125-07-501-002), R-E (Residence Estates) Zone and C-2 (General Commercial) Zone under Resolution of Intent to C-V (Civic) Zone, Ward 6 (Mack).
52. **SDR-1159 - REK INVESTMENTS LIMITED LIABILITY COMPANY ON BEHALF OF FIRST AMERICAN EQUITIES** - Request for a Site Development Plan Review FOR A PROPOSED 5,400 SQUARE FOOT RETAIL STORE (AUTO ZONE) on a portion of 1.83 acres adjacent to the east side of Durango Drive approximately 650 feet north of Cheyenne Avenue (APN: portion of 138-09-401-018), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 4 (Brown).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

DECEMBER 5, 2002

Council Chambers

400 Stewart Avenue

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53. SDR-1166 - SAMSON EQUITIES - Request for a Site Development Plan Review and a Reduction of the On-Site Perimeter Landscape Requirements FOR A 6,325 SQUARE-FOOT FAST FOOD RESTAURANT (FOOD COURT) on 0.85 acres adjacent to the south side of Charleston Boulevard, approximately 550 feet west of Torrey Pines Drive (APN:163-02-114-010), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

54. SDR-1171 - PLUMBERS AND PIPEFITTERS LOCAL UNION 525 APPRENTICE AND JOURNEYMAN TRAINING TRUST OF SOUTHERN NEVADA - Request for a Site Development Plan Review and a Reduction of the On-Site Landscape Requirements FOR A 32,580 SQUARE FOOT TRAINING FACILITY on 5.10 acres adjacent to the southeast corner of Harris Avenue and Legion Way (APN: 140-30-803-001 and 003), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 3 (Reese).

D. DIRECTOR'S BUSINESS:

55. ABEYANCE - DIR-1152 - CITY OF LAS VEGAS - Discussion and possible action for the Planning Commission to elect two members to serve on the City of Las Vegas Entertainment District Development Review Committee.
56. TXT-1215 - CITY OF LAS VEGAS - Discussion and possible action to amend Title 19 to amend definitions, standards and requirements for Rescue Missions or Shelters for the Homeless.

E. CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.